



CAP D'AIL - HOUSE WITH POOL - BORDERS MONACO

For sale

Sole agent

1 990 000 €

Product type
House

Num rooms
5 rooms

District
Cap-d'Ail

City
Cap-d'Ail

Country
France

Living area
224 m²

Bedrooms
4

Bathrooms
3

Condition
Very good condition

View
Panoramic view of the sea and Monaco

Exposure
South

Release date
Now

Ref.
VF1613

A few steps from Monaco, this property in Cap-d'Ail benefits from a quiet environment and an exceptional panoramic sea view. Landscaped garden and swimming pool.

Located in Cap d'Ail, just a few metres from the Principality of Monaco, this 224m² property, comprising 157m² of living space, enjoys a rare and sought-after location.

Accessible exclusively on foot, it is set in a quiet and unspoilt environment and offers magnificent panoramic sea views.

The property also features a beautiful landscaped garden, ideal for enjoying the outdoors, complete with a



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Ce document ne fait partie d'aucune offre ou contrat. Toutes mesures, surfaces et distances sont approximatives. Le descriptif et les plans ne sont donnés qu'à titre indicatif et leur exactitude n'est pas garantie. Les photographies ne montrent que certaines parties de la propriété. L'offre est valable sauf en cas de vente, retrait de vente, changement de prix ou d'autres conditions, sans préalable.

pleasant barbecue area.

It is spread over three levels and is laid out as follows:

- Garden level: two cellars, a boiler room, and a covered terrace;
- Ground floor: an entryway/living room, a kitchen, a dining room, a hallway, a bedroom, a shower room, a half-bath, a laundry room, and a storage room;
- First floor: three bedrooms, a shower room, and a bathroom.

Set on a 1,059 m² lot, the house opens onto a pleasant outdoor area with a pool and garden, perfect for fully enjoying the climate and the exceptional setting of the French Riviera.

The seller is responsible for the brokerage fees unless otherwise stipulated in the listing agreement.

Estimated annual energy costs for standard use: between €3,220 and €4,420. Average energy prices indexed to 2023.

The property is not subject to co-ownership regulations.

Property subject to a natural risk and pollution assessment available on the Géorisques website: <https://georisques.gouv.fr/>







